

PALA - PAUMA SPONSOR GROUP
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REGULAR MEETING
MINUTES, JUNE 7, 2011

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Date: June 7, 2011

Time: 7:00 PM

Place: Pauma Valley Community Center
16650 Hwy. 76
Pauma Valley, Ca. 92061

I. ADMINISTRATIVE ITEMS

- A. Roll Call. Group Members present: Thomas Mc Andrews, Chairman; Fritz Stumpges, Secretary; John Ljubenkov; Jim Beezhold; and Bill Winn for his first official meeting. Andy Mathews, Vice Chairman was absent.
- B. Meeting called to order 7:00 PM and a quorum was established.
- C. Approval of Minutes: The minutes for May 3 had been circulated to all members prior to the meeting. The secretary failed to receive or incorporate Tom and Jim's corrections so he will incorporate them, circulate the minutes again by email and they will be submitted for approval at our July meeting.
- D. Operating Expenses: there were no expenses.
- E. Community Forum: There were no official comments from the audience.
- F. Group Administrative Discussions: The secretary will send out copies of all of this year's minutes to all members. Tom distributed a new updated member contact sheet and a list of contact information on all of our elected Representatives. Jim questioned an email from Tom and they said that it was information only about available Caltrans grant money for "safe routes to school". Tom said that he had forwarded it to the school district. Jim mentioned a conversation he had with Pauma School's Principal about possible lighting and intersection improvements possible at the school but there was no follow up. Deadline was May 27 and there was no time to respond because of the counties late notification.

II. ANNOUNCEMENTS:

- A. Request for applicants to serve as Pala / Pauma Sponsor Group members to fill an existing vacancy. Interested applicants should call Tom Mc Andrews at 760-742-0426.
- B. Tom reminded us that we are all responsible to take the counties training class every two years. This is primarily the ethics and conflict of interest class. He reminded us that it is now available on line. John told us how his session went and of some of the valuable issues he learned about. We really need to be careful about meeting together with a quorum of us present and discussing anything or especially making any decisions...all without proper public announcement. We need to find out how we can continue to do fact finding without conflict of interest. Bill Winn was officially appointed to our Pala Pauma Sponsor group, effective June 12, 2011.

- C. Tom also reminded us all that the form 700 was due March 31st. All had complied.

III. NEW BUSINESS ACTION ITEMS:

- A. Item A: Larry Newcomb of Jay Hawk Consulting was present representing Rancho Corrido RV Park. We are reviewing their Major Use Permit Modification, APN 130-040-16. He had met with many group members on our recent fact finding trip. He had shown us the many improvements which they had completed. They have vastly improved the septic, waste disposal and water systems with all permits still being finalized by the county. The grounds have been cleaned up and the swimming pool refurbished. The problematic tenants have been evicted and there is a new community pride present. The owner has applied to change the major use permit which now permits 100 spaces to 30 day occupancy/year, 20 permanent mobile home sites and designated tent camping areas to remain unaffected. They have requested 75 unrestricted RV sites with unlimited stays and that the other 25 sites to go from 30 to 90 day limits. They would remain RV's though with all of the restrictions, such as the 400 sq ft size and mobility requirements etc. He stated that the health and safety code now allows owners to petition for this permanent residency. Questions were raised about school taxes and Larry stated that the RV's would not pay these but that the Park owner pays the taxes for the entire park, a portion of which goes to schools. Somehow the county has also waived the traffic impact fees also. Jim asked Larry about the higher impact, with the potential now of 100 additional permanent RV "cottages" with permanent families. Schools like the additional body count but what will the impact be without the normal development funding? Jim also questioned the additional exit traffic in relation to the needed incoming traffic to the adjacent homes? John mentioned the traffic concern we've had for the additional 43 homes and traffic from the proposed Schoepe development. We need to be concerned about the impact from 100 new permanent residences. Larry stated that there are currently 20 permanent and about 40 other occupancies in the park. He also stated that Mr. Ingleson, the owner, has approximately 29 other parks and he is known for the good care he takes of his parks and for not being a "slum lord". We all agreed that the park has been cleaned up very well and we appreciate the new owner's efforts. Larry restated that the department of environmental health requires that the occupancy term not be limited unless the need for temporary, 30 day turnover sites can be demonstrated. This is if all other county rules and permits are granted. Tom asked Larry about the actual county inspections to guarantee that the rules are followed. Larry stated that most parks are not inspected unless there are complaints. The park must maintain records showing compliance with the major use permit and it will be audited annually. But how can the county do this when funds are already short? Records are sent in annually. Sometimes conditions are written into the permit which can be used to modify the major use permit if violations persist. We then discussed the proposed major use permit modification again and what our opinions toward approval or denial are. The owner has requested conversion of the maximum allowed number of spaces to permanent. The group has reservations about this and lack of required inspections. John moved that we table this issue until we can get more information from the county on their reasoning on letting RV parks become permanent mobile home parks without the tax and infrastructure, and express our concerns on the road access, regular inspections; seconded by Fritz, passed unanimously 5-0.
- B. Item B: We reviewed our possible response to the county Board of Supervisor's desire to make Warner Ranch a Special Study Area (SSA) per an Attachment C-4. On April 13th the BOS review of Warner Ranch led them to have staff start to make PP31 a special study area. It is currently rural use land and is surrounded on 3 sides by the Pala Tribal Land. The BOS said that because of nearby casinos and lack of housing for the workers, it should become a SSA. They stated that it was designated at 2.33 dwelling units per acre on about 550 acres. Our group feels that the stated reasons for this SSA and the declared water, sewer and other available amenities

are misleading and false. We need to appeal the BOS's grab to determine the fate of this on their own with no further need for input from the us or the public. Fritz moved to have Tom write a strongly worded letter in opposition to this SSA designation. Bill seconded the motion and with no further discussion, it passed 5-0.

- C. Item C: PP32 is the commercial property on HWY 76 and Reservation Road (Jilbertos) and is owned by Schoepe. Currently designated SR10 with 1.25 acres commercial. They had requested for the entire 5.5 acres to become commercial. We wanted it to remain as is and the board voted to do just that and modified it from SR10 to Commercial 1.23.
- D. Item C Also: The PP25 or Nicole property, zoned A70, had requested a change from 1 unit per 4 acres to 4 dwelling units per acre. Staff had recommended SR20 as did we. The board granted them SR1 on this steep sloped land (greater than 25%) that is bounded on 3 sides by current homes that are on at least 2 acres each. We were perplexed to say the least by the BOS vote. We discussed what we could do to protest this designation and decided that Tom should request an explanation for their decision and restate the reasons for our opposition.
- E. Item D: Tom briefly reviewed the new Equine Regulations in the new Zoning Ordinance, POD 10-010. The many and varied rules for horse boarding were consolidated into two general categories. We don't have much impact from equine boarding here so the details were left to anyone wishing to review them.
- F. Item E: John updated us on the progress of SB833 or the proposed California law which would terminate any dump within 1000 feet of the San Luis Rey River or it's underground aquifer AND which is also within 1000 feet of a federally listed Native American Sacred Site. This specifically includes the Gregory Canyon Landfill. It has just passed the Senate and will be brought up in the Assembly once the budget is settled. It appears that the Colonel from the Army Corps of Engineers review of the landfill is leaning toward approval with his statement that "he sees the need for a dump in North County". They have postponed their decision for 18 months though. Should both of these attempts fail to kill the dump there, all that will be left to fight its insane location on the river will be lawsuits.

IV. ADJOURNMENT:

The meeting was adjourned at 9:33.

This preliminary copy for review prior to approval vote at July 5th meeting is being submitted by email 7/3/2011 to group members,

Fritz Stumpges, Secretary